

Lewiston Townhouse Condominium Association

NOTICE TO MEMBERS OF ANNUAL MEETING

The annual meeting of the Lewiston Townhouse Condominium Association will be

Sunday, August 09, 2026, 1:30 PM MDT

The meeting will be held in the US Bank Community Room – 363 E. Elkhorn Ave. Estes Park, CO

Members can join the meeting online by using the following link:

Meeting link: <https://teams.live.com/join/9376952093825?p=ctNdZ4dGil0YsUpaGi>

Meeting ID: 937 695 209 382 5

Passcode: MU9ZS2

Reports of the Association along with old and new business will be presented. The meeting agenda can be found on the back of this notice. Open board seats will be voted on, and a meeting of the old and new board members will take place immediately after the general meeting.

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If you are unable to attend either in-person or on-line, please complete the below proxy form and return it to the Association by mail at P.O. Box 3095, Estes Park, CO 80517 or by email to lewistoncondohoa@gmail.com.

PROXY STATEMENT

(insert name of person allowed to vote for you on the line above)

The undersigned acknowledge(s) receipt of a PROXY STATEMENT and appoint(s) the above name to act for the undersigned in membership votes during the annual meeting of the Lewiston Townhouse Condominium Association on Sunday, August 09, 2026.

To validate this proxy, this form must be properly signed and returned to:

Lewiston Townhouse Condominium Association

P.O. Box 3095

Estes Park, Co. 80517 or submitted via email to: lewistoncondohoa@gmail.com

Please sign, date and return the Proxy form.

Owner's Signature

Owner's Signature

Dated this _____ day of _____, 2026. UNIT NO. _____

Lewiston Townhouse Condominium Association

Annual Meeting Agenda, August 9, 2026

Sunday, August 09, 2026

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Meeting Agenda

1. Call to Order and Introductions of in-person and on-line attendees
2. Approval of Last Meeting Minutes
3. Board Report
 - a. State of the Complex
4. Treasurer's Report (all information will be available on the website prior to the meeting)
 - a. Current Summary Report
 - b. 2027 Budget Presentation
 - c. 2027 Dues Presentation and vote
5. Old Business
 - a. Insurance Update
 - Policy requirements
 - b. Landscaping/Maintenance
 - Rules Reminders
 - c. Wildlife
6. New Business
 - a. Fire Prevention and Mitigation
 - b. Rules Reminder regarding tenants
7. Board Election
 - a. Lorelee Haynie (term ending 2029)
 - b. Open Position
8. Adjournment

Following Adjournment: Board Meeting to Follow

Current Board Members:

Lorelee Haynie-E1 (term ends 2026)

Open position (term ends 2026)

Brent Banister-B6 (term ends 2027)

Karma Bohon-E3 (term ends 2027)

Don Pawl-A4 (term ends 2028)

Van Wrenn-C1 (term ends 2028)